

## **POTENTIAL MAJOR DEVELOPMENT WITHIN THE DELTA OR SUISUN MARSH**

**May 10, 2011**

This memorandum describes the areas within the five Delta counties that are designated within the spheres of influence of incorporated cities and within the Delta or Suisun Marsh boundaries. A "sphere of influence" (SOI) is defined by California Government Code Section 56076 as "[unincorporated land that constitutes] a plan for the probable ultimate physical boundaries and service area for a local agency as determined by LAFCO" (LAFCO is the Local Agency Formation Commission for each county). The incorporated cities and the spheres of influence within the Delta are shown on Figure 1 and summarized in Table 1.

### **SACRAMENTO COUNTY**

In Sacramento County, the Delta Secondary Zone includes portions of the cities of Sacramento and Elk Grove and all of the City of Isleton.

A portion of the SOI of the City of Sacramento is located within the Delta Secondary Zone. This area is designated in the Sacramento County General Plan as "agriculture or cropland" and includes a portion of the Sacramento Regional Wastewater Treatment Plant. Approximately 140 acres of this area includes the community of Freeport and the city-owned Bartley Cavanaugh Golf Course (90 acres of the 140 acres). The City of Sacramento added this area as a SOI in 1981 and considered this area for annexation in 2004. The residents rejected the annexation effort in 2005. The City of Sacramento website indicates that there may be renewed community interest in working with the city to provide sewer services.

The remaining 160 acres is included within the boundaries of the Sacramento Regional Wastewater Treatment Plant.

### **YOLO COUNTY**

In Yolo County, the Delta Secondary Zone includes portions of the City of West Sacramento. No additional lands outside of the city boundaries have been designated for SOIs.

### **SOLANO COUNTY**

Solano County includes areas within both the Delta and Suisun Marsh boundaries.

#### **Delta**

In Solano County, portions of the City of Rio Vista are located within the Delta Primary and Secondary Zones. The areas in the Primary Zone were annexed to the City of Rio Vista following adoption of the Delta Protection Act of 1992 (including designation of the Primary Zone boundaries). The Delta Protection Act identified two exemptions for incorporation of lands within the Primary Zone if the areas were to be annexed prior to implementation of the Delta Protection Commission in 1993 or if an Environmental Impact Report was certified prior to 1993 for a project that was to be annexed. Rio Vista annexed the area for the airport and the Northwest Wastewater Treatment Plant under these exemptions.

Approximately 326 acres of the City of Rio Vista SOI is located within the Delta Primary Zone. This area is designated in the Solano County General Plan as "agriculture." The 2007 Rio Vista Municipal Airport Master Plan Update indicated a proposed airport expansion could require 74 acres to be annexed within the Delta Primary Zone. It is unclear if this area would be included in the existing SOI.

### **Suisun Marsh**

The Suisun Marsh boundary includes portions of the cities of Fairfield and Suisun City and portions of the City of Benicia SOI.

The City of Benicia SOI extends into the Suisun Marsh boundaries near Interstate 680. This area is designated in the Solano County General Plan as "agriculture" in the "resource conservation overlay." The City of Benicia designates this area as "general open space," in accordance with voter-approved Measure K.

Less than 20 acres of the Suisun City SOI extends into the Suisun Marsh boundaries. This area is designated in the Solano County General Plan as "industrial." The Suisun City General Plan designates this area as "agricultural and open space."

### **CONTRA COSTA COUNTY**

In Contra Costa County, portions of the cities of Pittsburg, Antioch, and Oakley are located within the Delta Primary and Secondary zones. Portions of the City of Brentwood are located within the Delta Secondary Zone. Portions of the City of Antioch SOI are located within the Delta Primary and Secondary zones. Portions of the SOIs for the Cities of Pittsburg, Oakley, and Brentwood are located within the Delta Secondary Zone. Portions of the City of Pittsburg SOI also is located within Suisun Marsh.

#### **City of Pittsburg**

A major portion of the City of Pittsburg incorporated area is located in the Delta Secondary Zone. A portion of the incorporated area extends into the Delta Primary Zone because the city's northern boundary extends into the San Joaquin River to meet the boundaries between Contra Costa, Sacramento, and Solano counties. A portion of City of Pittsburg SOI extends into the Delta Secondary Zone. Another portion of the SOI extends into the waters of Suisun Bay.

#### **City of Antioch**

A major portion of the City of Antioch incorporated area is located in the Delta Secondary Zone. A portion of the incorporated area extends into the Delta Primary Zone because the city's northern boundary extends into the San Joaquin River to meet the boundaries between Contra Costa and Sacramento counties. A portion of City of Antioch SOI is located within the Delta Primary and Secondary zones. The SOI area in the Delta Primary Zone extends into the San Joaquin River. The SOI area in the Delta Secondary Zone includes about 678 acres that is currently being considered for annexation as the Northeast Annexation area (near the Antioch Bridge), and the 78-acre parcel that is the site of the Contra Costa County Fair. The Northeast Annexation area includes heavy industrial uses (including the Mirant Marsh Landing Power Plant), marinas, storage, and residences. The purpose of the annexation is to provide municipal services and wastewater services to these areas, including to the Mirant Marsh Landing Power

Plant. The entire area is designated in the Contra Costa County General Plan for industrial, commercial, and open space uses. The City of Antioch General Plan designates the area near the Antioch Bridge as the Eastern Waterfront Employment Area; and the Contra Costa County Fair parcel as "public/institutional."

#### **City of Oakley**

Most of the City of Oakley is located within the Delta Secondary Zone with about 250 acres is located within the Delta Primary Zone. The City of Oakley SOI is located within the Delta Secondary Zone, and is designated in the Contra Costa County General Plan and City of Oakley General Plan for residential, commercial, and agricultural uses, and within the service area of the Diablo Water District.

#### **City of Brentwood**

Most of the City of Brentwood is located within the Delta Secondary Zone. A small portion of the City of Brentwood SOI is located within the Delta Secondary Zone, and is designated in the Contra Costa County General Plan for residential and agricultural uses.

### **SAN JOAQUIN COUNTY**

In San Joaquin County, the Delta Primary and Secondary zone includes portions of the cities of Stockton, Lathrop, Manteca, and Tracy. All of these cities have portions of their SOIs within the Delta.

#### **City of Stockton**

Portions of the City of Stockton incorporated area are located in the Delta Primary and Secondary Zone. The area within the Delta Primary Zone includes the wastewater treatment plant. A portion of City of Stockton SOI is located within the Delta Primary and Secondary zones, and is designated in the San Joaquin County General Plan for agriculture, residential, commercial, and public uses. The City of Stockton General Plan designates the SOI area for residential, commercial, mixed use, and recreation uses. The City has 14,365 residential lots/units that are approved for land within the Delta

#### **City of Lathrop**

A portion of the City of Lathrop incorporated area is located in the Delta Secondary Zone. A portion of City of Lathrop SOI also is located within the Delta Secondary Zone. The SOI area in the Delta Secondary Zone is designated in the San Joaquin County General Plan for agriculture, residential, and commercial uses. The City of Lathrop Comprehensive General Plan designates land in this area for resource / open space, commercial, and industrial uses.

#### **City of Manteca**

A portion of the City of Manteca incorporated area is located in the Delta Secondary Zone. A portion of City of Manteca SOI also is located within the Delta Secondary Zone. The SOI area in the Delta Secondary Zone is designated in the San Joaquin County General Plan and the City of Manteca General Plan for agriculture, residential, and commercial uses.

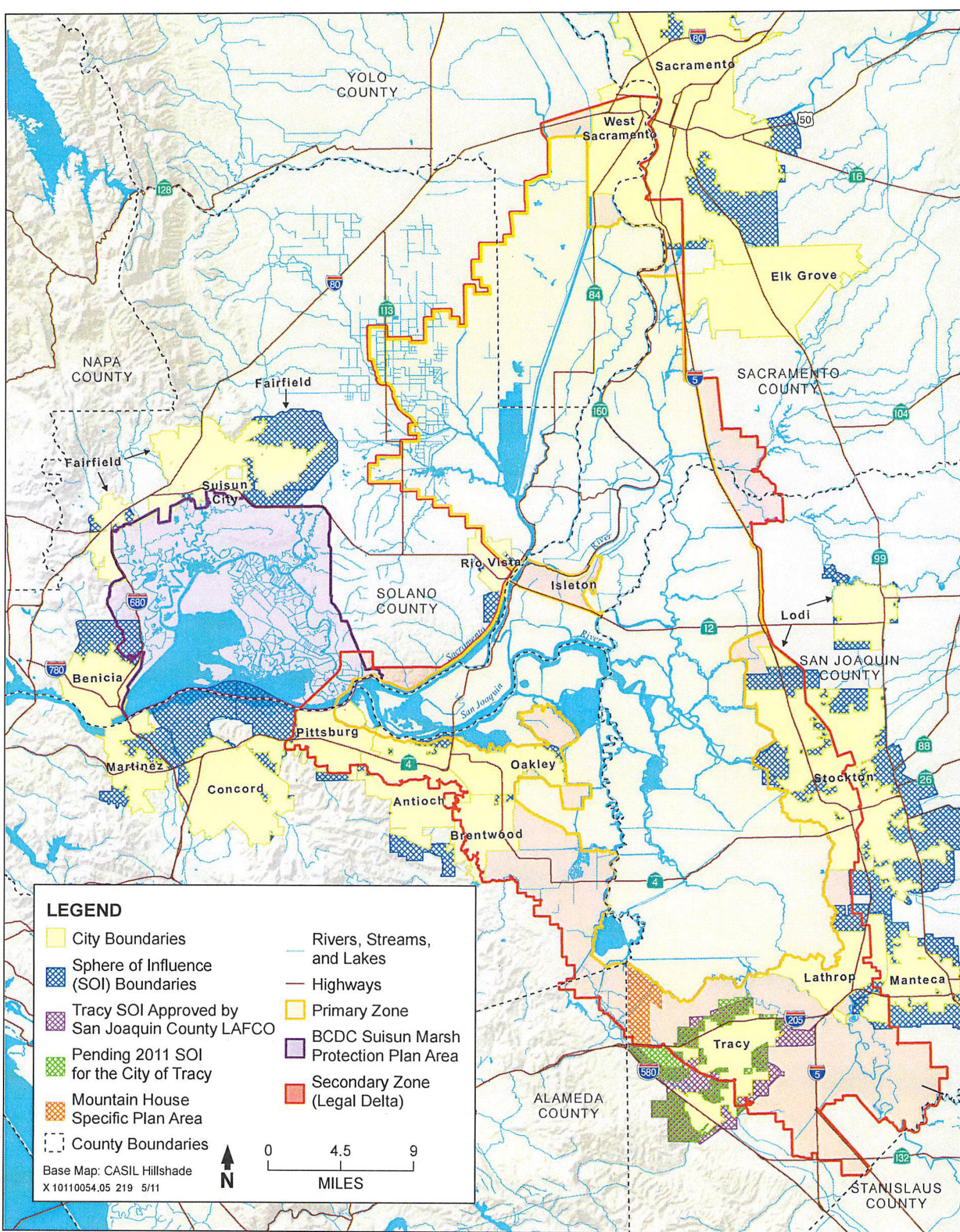
### **City of Tracy**

A portion of the City of Tracy incorporated area is located in the Delta Secondary Zone. A portion of City of Tracy SOI also is located within the Delta Secondary Zone. The City of Tracy recently adopted a new general plan with a revised SOI. The City is working with the San Joaquin Local Agency Formation Commission (SJC LAFCO) to adopt a revised SOI to comply with the new general plan. The SOI area defined in the Tracy General Plan within the Delta Secondary Zone is designated in the San Joaquin County General Plan for residential, commercial, industrial, natural preserve, and open space/recreation uses. The City of Tracy General Plan designates the area for agriculture, commercial, industrial, public facilities, and urban reserve uses.

### **Mountain House Specific Plan**

The unincorporated area of Mountain House also is located within the Delta Secondary Zone. The specific plan projects more than 15,000 residential units to be built in 12 stages and facilities for 22,000 new jobs by 2030. Construction began in 2001, and to date four villages have been built.







	Acreage within Incorporated City Limits				Acreage within Sphere of Influence		
City Name	Total City	Within Primary Zone	Within Secondary Zone	Within Suisun Marsh	Within Primary Zone	Within Secondary Zone	Within Suisun Marsh
Antioch	18,564	427	7,973	0.00	469	746	0.00
Benicia	10,091	0.00	0.00	61	0.00	0.00	1,833
Brentwood	9,506	0.00	7,306	0.00	0.00	284	0.00
Elk Grove	26,945	0.00	164	0.00	0.00	0.00	0.00
Fairfield	24,310	0.00	0.00	443	0.00	0.00	0.00
Isleton	291	0.00	290	0.00	0.00	0.00	0.00
Lathrop	12,688	0.00	9,874	0.00	0.00	1,958	0.00
Lodi	8,949	0.00	1,019	0.00	0.00	0.00	0.00
Manteca	11,245	0.00	1,426	0.00	0.00	761	0.00
Oakley	10,356	251	10,106	0.00	0.00	419	0.00
Pittsburg	12,249	1,478	7,973	0.00	0.00	144	1,076
Rio Vista	4,473	1,060	163	0.00	326	0.00	0.00
Sacramento	63,775	0.00	6,262	0.00	0.00	296	0.00
Stockton	41,521	842	20,414	0.00	212	7,720	0.00
Suisun City	2,608	0.00	0.00	32	0.00	0.00	17
Tracy	13,852	0.00	10,100	0.00	0.00	4,804	0.00
West Sacramento	14,681	0.00	12,389	0.00	0.00	0.00	0.00
<b>TOTAL</b>	<b>286,104</b>	<b>4,058</b>	<b>95,459</b>	<b>536</b>	<b>1,007</b>	<b>17,132</b>	<b>2,926</b>

NOTE: City of Tracy 2011 General Plan indicates that 4,804 acres are in the Sphere of Influence in Delta Secondary Zone. Prior values that are still considered by San Joaquin County LAFCO are 8,257 acres.